

046.H

Map

0001

Block

0072.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 887,300 /

USE VALUE: 887,300 /

ASSESSed: 887,300 /

Total Card /

Total Parcel

887,300

887,300

887,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

72

FRANKLIN ST, ARLINGTON

Unit #:

72

Owner 1: KARGEL JOAN/ LIFE ESTATE

Owner 2: KNAB MARY S/ LIFE ESTATE

Owner 3:

Street 1: 72 FRANKLIN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

887,300

887,300

Total Card

0.000

887,300

887,300

Total Parcel

0.000

887,300

887,300

Source: Market Adj Cost

Total Value per SQ unit /Card: 410.79

/Parcel: 410.79

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

07/12/18

Parcel ID

046.H-0001-0072.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

887,300

0

.

887,300

Year end

12/23/2021

2021

102

FV

861,000

0

.

861,000

Year End Roll

12/10/2020

2020

102

FV

847,900

0

.

847,900

847,900

Year End Roll

12/18/2019

2019

102

FV

748,800

0

.

748,800

748,800

Year End Roll

1/3/2019

2018

102

FV

661,600

0

.

661,600

661,600

Year End Roll

12/20/2017

2017

102

FV

602,600

0

.

602,600

602,600

Year End Roll

1/3/2017

2016

102

FV

463,500

0

.

463,500

463,500

Year End

1/4/2016

2015

102

FV

428,000

0

.

428,000

428,000

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Owner 1: KARGEL JOAN E/KNAB MARY -

Owner 2: -

Street 1: 72 FRANKLIN STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

KARGEL JOAN E/K

61958-343

6/6/2013

Convenience

1

No

No

KARGEL JOAN E

32007-481

11/8/2000

Family

1

No

No

4

19901-335

6/1/1989

225,000

No

No

Y

Building Permits

Activity Information

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

6/6/2016

729

Insulate

2,228

Date

Result

By

Name

7/12/2018

Measured

DGM

D Mann

5/6/2000

197

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

OTHER ASSESSMENTS

PROPERTY FACTORS

Code

Descrip/No

Amount

Com. Int

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7020

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1870	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	25.000000000
Name:	62 - 7020

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.13611102
Const Adj.:	1.00999999
Adj \$ / SQ:	349.979
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1089991
Depreciation:	202738
Depreciated Total:	887253

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	0
Totals			
1	6	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 046.H-0001-0072.0

[illegible]

More: N Total Yard Items: Total Special Features: Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,160	349.980	755,950
Net Sketched Area:		2,160	Total:	755,950
Size Ad	2160 Gross Area		2160 FinArea	2160

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
55					
55					
60					

IMAGE

AssessPro Patriot Properties, Inc

